



PROVIDENCE REDEVELOPMENT AGENCY

MEETING INFORMATION

Location

Conference Room – 1st floor

Department of Planning &
Development

444 Westminster Street

Providence, RI 02903

Time

4:00 p.m.

Agency Members

James V. DeRentis, Chair

Cliff Wood, Vice Chair

Jesse Kenner, Member

Julius O. Kolawole, Member

Yahaira Placencia, Member

Nicholas J. Narducci, Jr.,
Councilman

Bryan Principe, Councilman

Mayor Angel Tavares, Ex-Officio

Important Information

The Agency's offices are handicapped accessible. Individuals requesting interpreter services for the hearing impaired must notify the Office of the Clerk at 421-7740, Extension 248, forty-eight (48) hours in advance of the hearing date. This notice constitutes official public notification of the subject meeting.

This notice was posted on
October 7, 2014.

AGENDA – OCTOBER 9, 2014

OPENING SESSION

1. CALL TO ORDER AT 4:00 P.M.
2. ROLL CALL
3. MOTION TO APPROVE SEPTEMBER 11, 2014 MINUTES

BILLS AND COMMUNICATIONS

4. MOTION TO APPROVE INVOICE- DARROW EVERETT LLP- LEGAL- \$12,881.50.
5. MOTION TO APPROVE INVOICE- RDW GROUP- COMMUNICATIONS- \$3,000.00.
6. MOTION TO APPROVE INVOICE- LAW OFFICE OF JOHN M. BOEHNERT FOR THE MONTH OF JULY- \$2,375.00.
7. MOTION TO APPROVE INVOICE- SCHECTMAN HALPERIN SAVAGE, LLP- FLYNN SCHOOL FOR THE MONTH OF JULY- \$16,500.00.
8. MOTION TO APPROVE INVOICE- CAMERON & MITTLEMAN- UMICORE RESTRUCTURE- \$19,577.50.
9. MOTION TO APPROVE INVOICE- SWEENEY REAL ESTATE & APPRAISAL- \$1,200.00.
10. MOTION TO APPROVE INVOICE- VANASSE HANGEN BRUSTLIN INC. – FOR AUGUST- \$1,300.00.
11. MOTION TO APPROVE INVOICE- VANASSE HANGEN BRUSTLIN, INC. - TANK REMOVAL AT FLYNN SCHOOL- \$13,936.28.
12. MOTION TO APPROVE INVOICE- VANASSE HANGEN BRUSTLIN, INC. - WORK ON 345 HARRIS AVENUE. - \$3,238.25.
13. MOTION TO APPROVE INVOICE- ASG PLANNING- PROVIDENCE HOUSING TRUST/ PRA LOAN PROGRAM SUPPORT- \$4,945.00.

EXECUTIVE DIRECTORS REPORT

14. REPORT OF DISCUSSIONS WITH OASIS INTERNATIONAL REGARDING 600 BROAD STREET.
 - A. RETENTION OF A CONSULTANT
 - B. REQUEST FOR EXTENSION OF LEASE FOR ONE YEAR
15. STATUS OF UMICORE TRANSACTIONS.
 - A. TRUCK EASEMENT
 - B. RESTRUCTURED LEASE
 - C. SUBDIVISION
 - D. LEASE/SALE OF 345 HARRIS AVENUE
16. REPORT ON FLYNN SCHOOL.
 - A. REQUEST FOR PROPOSAL (RFP)
 - B. DEMOLITION
 - C. REMEDIATION
17. PROCEDURES FOR SELLING PROPERTIES WITH MULTIPLE INTERESTED PARTIES.
18. NOTIFICATION THAT THE PRA WILL BE DISPERSING \$200,000.00 FROM THE EAGLE SQUARE TIF ACCOUNT TO OLNEYVILLE HOUSING CORPORATION FOR PURCHASE OF RESIDENTIAL UNITS AT NICKERSON GARDEN.
19. NOTIFICATION THE PRA WILL BE DISPERSING \$45,142.00 FROM THE EAGLE SQUARE TIF ACCOUNT FOR THE WOONSAQUATUCKET RIVER WALKWAY TO INCLUDE STAGE BACK DROP, UPGRADE PICNIC SHADE STRUCTURE, COMMUNITY GARDEN FENCE, NATIVE PLANT FENCE, SHADE STRUCTURE PATIO, SHADE STRUCTURE FOR STAGE; WAS APPROVED BY THE BOARD IN THE 2014 TIF BUDGET.

NEW BUSINESS

20. MOTION TO APPROVE \$100,000. LOAN TO SMITH HILL COMMUNITY DEVELOPMENT CORPORATION FOR CASH FLOW ASSISTANCE; LOAN FOR TWO YEARS TO BE SECURED BY FIRST LIEN ON SMITH HILL OWNED PROPERTY WITH APPRAISED VALUE OF AT LEAST \$120,000.00.
21. MOTION TO APPROVE LEASE WITH OPTION TO PURCHASE FOR PARCEL 12, LOCATED AT 5 EXCHANGE STREET, TO FIRST BRISTOL CORPORATION.
22. MOTION TO APPROVE LEASE WITH OPTION TO PURCHASE FOR 345 HARRIS AVENUE TO WEST X CAPITAL, LLC OR NOMINEE AS DEFINED IN APPLICABLE DOCUMENTS.
23. MOTION TO APPROVE PROCEDURE TO SEEK PUBLIC BIDS FOR LANDSCAPE CONTRACTOR TO CLEAN AND MAINTAIN DESIGNATED PRA PROPERTIES, DEMOLITION CONTRACTOR FOR FLYNN SCHOOL, AND DEMOLITION CONTRACTOR FOR EXISTING UNOCCUPIED THREE STORY RESIDENTIAL

STRUCTURE AT 814 BROAD STREET.

24. MOTION TO APPROVE POLICY REGARDING ENFORCEMENT OF PERSONAL OBLIGATIONS OF BORROWERS WHO HAVE OBTAINED PRA HOUSING LOANS SECURED BY A MORTGAGE ON REAL PROPERTY AND WHO SUBSEQUENTLY SUFFER A FORECLOSURE OF THAT REAL ESTATE BY A LENDER SENIOR TO PRA.
25. MOTION TO APPROVE RETENTION OF SERVICES OF THE URBAN LAND INSTITUTE (ULI) TO CONDUCT TECHNICAL ADVISORY SERVICES FOR THE PRA IN THE FALL OF 2014 IN THE FORM OF A TECHNICAL ADVISORY PANEL FOR COST NOT TO EXCEED \$10,000.00, WHICH WILL ASSIST PRA IN PREPARATION OF REDEVELOPMENT PLAN FOR HOSPITAL DISTRICT.
26. MOTION TO APPROVE A \$200,000.00 INVESTMENT WITH RHODE ISLAND HOUSING FOR FIVE YEARS TO ESTABLISH AND MANAGE A NEW INVESTMENT FUND TO ENABLE LOCAL NON-PROFITS TO BORROW UP TO \$25,000.00 TO PURCHASE RHODE ISLAND HOUSING REAL ESTATE OWNED (REO).
27. MOTION TO APPROVE THE LEASE/LICENSE AGREEMENT WITH AHLBORG CONSTRUCTION CORPORATION FOR ONE YEAR FOR \$1,000.00 AND FULL SITE CLEANUP RESPONSIBILITY FOR 33 PORTLAND STREET, (PLAT 23 LOT 972), 37 PORTLAND STREET, (PLAT 23 LOT 973), AND 41 PORTLAND STREET, (PLAT 23 LOT 974) FOR USE AS CONSTRUCTION LAY DOWN AREA TO ASSIST WITH CONSTRUCTION OF NEW COMMUNITY CENTER FOR AMOS HOUSE ON THE CORNER OF PINE STREET AND SOMERSET STREET.
28. MOTION TO APPROVE OPTION TO PURCHASE WITH SWAP FOR PROPERTIES LOCATED AT 804 BROAD ST. (PLAT 48 LOT 911), 808 BROAD ST. (PLAT 48, LOT 910), AND 814 BROAD ST. (PLAT 48 LOT 908) AND 48 NORWICH AVE. (PLAT 48 LOT 795) FOR MIXED USE PROJECT; BOARD APPROVED LETTER OF INTENT FOR THIS PROJECT AT SEPTEMBER BOARD MEETING.

EXECUTIVE SESSION

29. MOTION TO CONVENE INTO EXECUTIVE SESSION PURSUANT TO R.I.G.L. 42-46-5(A)(2) AND 42-46-5(A)(7) PERTAINING TO LITIGATION AND RELATED THE INVESTMENT OF PUBLIC FUNDS WHERE PREMATURE DISCLOSURE WOULD ADVERSELY AFFECT THE PUBLIC INTEREST PURSUANT TO SECTION 42-46-5 OF THE OPEN MEETINGS ACT.
30. MOTION TO RETURN TO OPEN SESSION.
31. MOTION TO SEAL MINUTES OF EXECUTIVE SESSION HELD ON OCTOBER 9, 2014.

ADJOURNMENT